

**UNOFFICIAL COPY**

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

**24-08-100-049-0000**

COMMONLY REFERRED TO ADDRESS:

9534 MARION AVENUE

OAK LAWN, ILLINOIS 60453

WORTH TOWNSHIP



\*2311010059D\*

Doc# 2311010059 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2023 11:16 AM PG: 1 OF 5

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COME THE GRANTORS (OWNING A 100% INTEREST BASED ON DOC #1926306050):

GRANTORS: JORGE GARCIA & GUILLERMINA GARCIA (a MARRIED COUPLE)

of 9523 S. MARION AVENUE, OAK LAWN, ILLINOIS 60453, COOK COUNTY, in WORTH TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 8TH DAY OF APRIL IN THE YEAR 2023 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE NOW ACTING TRUSTEE, AND ANY

AND ALL SUCCESSOR TRUSTEES OF THE

9534 MARION AVE. REVOCABLE LIVING

TRUST DATED FEBRUARY 25TH, 2023

OF 9534 MARION AVE., OAK LAWN, IL. 60453

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 9534 MARION AVE., OAK LAWN, ILLINOIS 60453

PROPERTY INDEX NUMBER: 24-08-100-049-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473

PAGE 1 OF 5 including GGA



THE LAW OFFICES OF  
MARIO A. REED  
*The Education Esquire*

www.lawofficesofmarioareed.com

**UNOFFICIAL COPY**

**ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2**

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY JORGE GARCIA & GUILLERMINA GARCIA ACQUIRED BY THE WARRANTY DEED RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON SEPTEMBER 20TH, 2019, WITH DOCUMENT NUMBER 1926306050.

Finally, the **GRANTORS: JORGE GARCIA & GUILLERMINA GARCIA (A MARRIED COUPLE)** do now hereby **WAIVE & RELEASE ALL RIGHTS** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST, DATED FEBRUARY 25TH, 2023, LOCATED AT 9534 MARION AVENUE OAK LAWN, ILLINOIS 60453 in **FEE SIMPLE**. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding **COOK COUNTY & VILLAGE OF OAK LAWN** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.

  
GRANTOR: JORGE GARCIA - OWNER OF RECORD

4-8-2023  
SATURDAY, APRIL 8TH, 2023

  
GRANTOR: GUILLERMINA GARCIA - OWNER OF RECORD

4-8-2023  
SATURDAY, APRIL 8TH, 2023

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

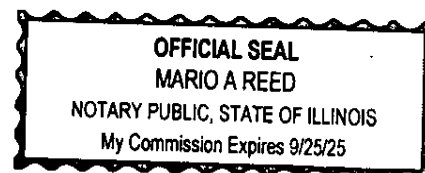


www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that JORGE GARCIA & GUILLERMINA GARCIA appeared before me on APRIL 8TH, 2023 and affixed their respective signatures to the foregoing DEED IN TRUST under their own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP OR SEAL BELOW:**

  
**SIGNATURE OF NOTARY PUBLIC ABOVE:**



**UNOFFICIAL COPY**

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/EI SEQ. ILLINOIS TRUST CODE ACT PAGE 3

**ATTACHED LEGAL DESCRIPTION**

ALL OF LOT THIRTY-THREE (33) AND THE SOUTH HALF (1/2) OF LOT THIRTY-FOUR (34) IN BLOCK FOUR (4) IN H. O. STONE AND COMPANY'S 95TH STREET COLUMBUS MANOR, BEING A SUBDIVISION OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ILLINOIS AND COOK COUNTY TRANSFER TAX STAMPS**

REAL ESTATE TRANSFER TAX



20-Apr-2023

COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

24-08-100-049-0000

| 20230401600648 | 2-036-493-520


# UNOFFICIAL COPY

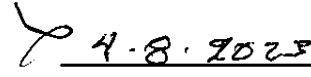
## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

**GRANTOR SECTION: JORGE GARCIA & GUILLERMINA GARCIA**

The GRANTORS, JORGE GARCIA & GUILLERMINA GARCIA, now affirm that to the best of their knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST DATED FEBRUARY 25TH, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

  
GRANTOR SIGNATURE ABOVE: JORGE GARCIA

  
SATURDAY, APRIL 8TH, 2023:

**GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that JORGE GARCIA & GUILLERMINA GARCIA did appear before me on APRIL 8TH, 2023, and affixed their respective signatures to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.





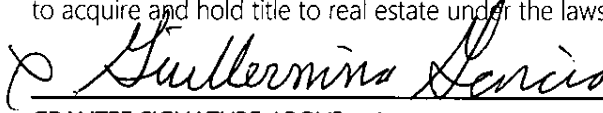
**AFFIX NOTARY STAMP BELOW:**

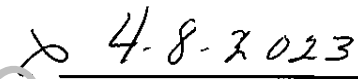


NOTARY PUBLIC SIGNATURE ABOVE:

**GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST DATED FEBRUARY 25TH, 2023**

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST DATED FEBRUARY 25TH, 2023 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST DATED FEBRUARY 25TH, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

  
GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST DATED FEBRUARY 25TH, 2023

  
SATURDAY, APRIL 8TH, 2023:

**GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 9534 MARION AVE. REVOCABLE LIVING TRUST DATED FEBRUARY 25TH, 2023 did appear before me on APRIL 8TH, 2023, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.





**AFFIX NOTARY STAMP BELOW:**



NOTARY PUBLIC SIGNATURE ABOVE:

**CRIMINAL LIABILITY NOTICE:**

PURSUANT TO §55 ILCS 5/3-5020(b)(2), ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE, AND A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

# UNOFFICIAL COPY

9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9534 S MARION

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1D of said Ordinance

Dated this 19TH day of APRIL, 2023

Thomas. E. Phelan  
Village Manager

Terry Vorderer  
Village President

Claire Henning  
Village Clerk

Thomas E. Phelan  
Village Manager

Village Trustees  
Tim Desmond  
Paul A. Mallo  
Alex G. Olejniczak  
James Pembroke  
Ralph Soch  
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

19TH Day of APRIL, 2023

